

(c) (1) If, at the trial on the fifth day indicated in subsection (b) of this section, the court is satisfied that the interests of justice will be better served by an adjournment to enable either party to procure [his] THEIR necessary witnesses, [he] THE COURT may adjourn the trial for a period not exceeding one day, except that if the consent of all parties is obtained, the trial may be adjourned for a longer period of time.

(3) The court, when entering the judgment, shall also order the tenant to yield and render possession of the premises to the landlord, or [his] THE LANDLORD'S agent or attorney, within 4 days after the trial.

(5) However, if the tenant, or someone for [him] THE TENANT, at the trial, or adjournment of the trial, tenders to the landlord the rent determined by the court to be due and unpaid, together with the costs of the suit, the complaint against the tenant shall be entered as being satisfied.

(d) (1) Subject to the provisions of paragraph (2) of this subsection, if judgment is given in favor of the landlord, and the tenant fails to comply with the requirements of the order within 4 days, the court shall, at any time after the expiration of the 4 days, issue its warrant, directed to any official of the county entitled to serve process, ordering [him] THE OFFICIAL to cause the landlord to have again and repossess the property by putting [him] THE LANDLORD (or [his] THE LANDLORD'S duly qualified agent or attorney for [his] THE LANDLORD'S benefit) in possession thereof, and for that purpose to remove from the property, by force if necessary, all the furniture, implements, tools, goods, effects or other chattels of every description whatsoever belonging to the tenant, or to any person claiming or holding by or under said tenant. If the landlord does not order a warrant of restitution within sixty days from the date of judgment or from the expiration date of any stay of execution, whichever shall be the later, the judgment for possession shall be stricken.

(e) In any action of summary ejection for failure to pay rent where the landlord is awarded a judgment giving [him] THE LANDLORD restitution of the leased premises, the tenant shall have the right to redemption of the leased premises by tendering in cash, certified check or money order to the landlord or [his] THE LANDLORD'S agent all past due rent and late fees, plus all court awarded costs and fees, at any time before actual execution of the eviction order. This subsection does not apply to any tenant against whom 3 judgments of possession have been entered for rent due and unpaid in the 12 months prior to the initiation of the action to which this subsection otherwise would apply.

8-402.

(a) (1) A tenant under any lease or someone holding under [him] THE TENANT, who shall unlawfully hold over beyond the termination of the lease, shall be liable to the landlord for the actual damages caused by the holding over.

(2) The damages awarded to a landlord against the tenant or someone holding under [him] THE TENANT, may not be less than the apportioned rent for the period of holdover at the rate under the lease.